

Comprehensive plan committee meeting

Meeting Minutes



Mar 16, 2026, 5:30 PM

234 US-1, 234 U.S. 1, Oak Hill, FL 32759

Planning Land Development Regulation Commission

ROLL CALL

The meeting was called to order and roll call was conducted. Present were Dave Hogan, Jeff Bracy, Doug Gibson, Tim Morton and Mike Arman.

Following roll call, a motion was made to elect Dave Hogan as the new vice chair of the committee.

Motion: To elect Dave Hogan as vice chair.

Made by: Tim Morton

Seconded by: Auggie Mauro

Result: Motion carried unanimously

COMMITTEE REVIEW OF COMPREHENSIVE PLAN

CHAPTER 3: HOUSING ELEMENT

The committee conducted a comprehensive review of Chapter 3, focusing on housing policies and demographic projections. Key issues addressed included outdated population data, housing conditions, development standards, and various housing-related policies.

Population Projections and Data Updates

Mike Arman raised concerns about outdated population projections in Table 3-2, noting that projections for 2030, 2035, and 2040 appear low given that approximately 1,600 new homes have been approved since the data was compiled. The projections from 2010 census data show only 500 additional residents expected over 15 years, which committee members agreed was unrealistic. The committee identified that multiple data tables throughout the chapter need updating with more recent census information from 2020 and current Florida Department of Revenue data.

Housing Values and Market Changes

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The committee discussed Table 3-7 regarding owner-occupied units by value, with Arman noting that current starter homes cost approximately \$350,000, significantly higher than the 2014-2018 estimates shown. The committee agreed to update the table to reflect current market conditions, changing the count from 91 homes to 151 homes in higher value ranges.

Density and Development Standards

The committee reviewed density policies, confirming their previous decision to maintain 2 units per acre as the standard density, eliminating the density bonus provisions in Policy 1.1.6. They discussed how water and sewer availability would not provide additional density bonuses under the revised standards.

Low and Moderate Income Housing

Extensive discussion occurred regarding low and moderate income housing policies. Committee members expressed skepticism about the practicality of such housing given current construction costs and land values. Arman noted that family income of \$86,000 annually is now required just to rent a house, making traditional affordable housing concepts difficult to implement. However, the committee acknowledged that state requirements mandate keeping these provisions in the comprehensive plan.

Community Development Block Grant Program

The committee reviewed the city's previous success with Community Development Block Grant (CDBG) funding, which resulted in rehabilitation of 16 homes and construction of 4 new Habitat homes. John noted the possibility of pursuing CDBG funding for a community center, potentially in partnership with a boys and girls club. The committee agreed to continue pursuing such grant opportunities when available.

Mobile Home and Manufactured Housing Standards

The committee confirmed existing policies requiring mobile homes and manufactured housing to meet state and county siting standards and hurricane code requirements.

Historic Preservation

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Discussion of Policy 1.7 regarding historical structures focused primarily on the old AME church building currently owned by the city. Committee members expressed concerns about the building's deteriorating condition and liability issues, with some suggesting demolition would be appropriate. The committee identified limited other potentially historic structures in the city.

Safety Standards for Short-Term Rentals

The committee identified safety concerns with existing Airbnb properties in the city, particularly regarding fire safety equipment and egress. They agreed to consider developing safety standards for short-term rentals, similar to programs in other municipalities, and to consult with the city's code enforcement officer about implementation.

Solar Energy Encouragement

The committee discussed ways to encourage solar energy use, noting that current permit fees of approximately \$212 are not prohibitive. They agreed that providing procedural checklists and information resources would help property owners navigate the solar installation process.

Low Impact Development Requirements

The committee reviewed Policy 1.12.3 regarding low impact development, with Doug Gibson advocating for making such practices mandatory rather than merely encouraged. The committee agreed to change the language from "encourage" to "required" for future developments, allowing developers to propose specific low impact development techniques such as pervious concrete and improved stormwater management.

Meeting Schedule Changes

The committee voted to change their meeting schedule to the second and fourth weeks of each month, alternating between Wednesdays and Thursdays to avoid conflicts with other city meetings. The next meeting was scheduled for April 9th on a Thursday.

The committee concluded their review at Objective 1.4 of the Housing Element, with plans to continue reviewing the remaining policies at their next meeting.

CITIZENS COMMENTS

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No citizens were present for comments.

ADJOURNMENT

Motion: To adjourn the meeting.

Made by: Doug Gibson

Seconded by: Tim Morton

Result: Motion carried unanimously

The meeting was adjourned.

Attest:

X

Jeff Bracy
Chair

X

John Barkley
City Manager